

**47 Baltusrol Circuit, Heatherton, Vic 3202**



**House For Sale**

Thursday, 14 March 2024

47 Baltusrol Circuit, Heatherton, Vic 3202

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$880,000-\$930,000**

Positioned along a graceful bend within the exclusive "Baltusrol Estate" enclave, bordering the lush greens of Kingston Heath Golf Course, this coveted pocket of cul-de-sacs is a whisper-quiet haven brimming with nature, lifestyle and convenience. Set on an easy-care 274sqm (approx) block with an oversized double remote garage, large decked entertaining and a "blank canvas" backyard that gives you every reason to create something special to facilitate Australia's love affair with the outdoors. Beyond the front door, the excellent home leads you through a generous, flexible layout with multiple possible configurations to fit a range of buyers' needs. Gorgeous timber flooring to the lower level and plush carpets to the upper-level bedrooms; ducted gas heating throughout and evaporative cooling upstairs, solar hot water, excellent storage including under stairs, and a double remote garage. Step into a generous, well-designed and flexible floor plan comprising four bedrooms, or 3 plus a study, two beautiful bathrooms plus a downstairs powder room/3rd toilet. The impressive master suite includes a walk-in robe, a balcony and an ensuite with dual basins, and a spa! Two very generous downstairs living areas: the front 'formal' lounge and dining is perfect for parents to relax and unwind, and an equally generous casual living/dining is adjoined by a well-equipped kitchen with stainless steel cooking appliances and a dishwasher. Opening out through bi-fold doors to a large sun deck plus a secondary sun-drenched courtyard area - both spaces with plenty of opportunity for you to create somewhere special to relax, entertain and soak up the sunshine. Heatherton is attractive for its vast open spaces, market gardens, golf courses, and Karkarook Park, while being conveniently located just 20 kilometres from Melbourne CBD. Close to DFO and Moorabbin Airport, local restaurants, Kingston Heath Primary and Cheltenham Secondary College (catchment zone). PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections